

MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
DATE AND TIME: 24 May 2004, 4:00 P.M.

ATTENDANCE:

MEMBERS: J. Scott Ulrich, Charlie Douts, Virginia Brady, and Allan Granger were present.

Lois Herr, Julianne Dickson, Nancy Halliwell, and Jonathan Price were not present.

STAFF: Ronald Bailey, James Cowhey, Andy Weaver (*County Assistant Engineer*), Frank Behlau, Julie Goodman, Randall Heilman, Mark Hiester, Gwen Newell, Wil Selman, Dean Severson, Mike Skelly, Mark Stivers, Danny Whittle, and Carol Grove.

OTHERS:

Steve Gergely Harbor Engineering, Inc.

ORDER OF BUSINESS:

- I. Call to Order and Recognition of Guests: The meeting was called to order by Vice-Chairperson Ulrich at 4:00 p.m.
- II. Minutes of the Meeting of 10 May 2004: Hearing no further objections to the Minutes, Ms. Brady moved and Mr. Douts seconded, to approve the Minutes. The motion carried.
- III. Bills and Communications: None.
- IV. Report of Committees & Task Forces: None.

V. Consent Agenda Items:

A. Vice-Chairperson Ulrich noted that the following items on the Consent Agenda were either lifted, revised, or added as indicated:

1. **#00-49-1**, White Oak Estates, Brecknock Township, Unconditional Preliminary Plan Approval, (*Added to the Agenda and Approved*)
2. **#03-84**, Brecknock Builders LDP, Brecknock Township, Unconditional Preliminary Plan Approval, (*Added to the Agenda and Approved*)

A motion was made by Mr. Granger to approve the consent agenda. Mr. Douts seconded the motion. The motion carried.

B. The following actions were taken as part of the motion:

1. Requests for Waivers:
 - a. **Sketch Plan**, Joshua L. Stoltzfus, Little Britain Township, Section 310.01.D Impervious Area Separation Distance Requirements, (*Withdrawn By Applicant*)
2. Requests for Extensions of Time to Attain Compliance with The Conditions of Plan Approval:
 - a. **#03-108**, David Buckwalter, East Petersburg Borough, 90-day Extension of Time, (*Approved*)
3. Unconditional Preliminary Plan Approvals:
4. Requests for Approval of Subdivision and/or Land Development Applications:
 - a. **#04-46**, Gary W. & Lola J. Smith, Little Britain Township, (*Conditionally Approved*)
 - b. **#04-48**, Craig Fahr, Manheim Borough, (*Conditionally Approved*)

As part of the action on each Final Plan for Approval, the Commission conditionally waives the requirement to record the plan within ninety (90) days of the meeting date as stated in Section 303 of the Lancaster County Subdivision and Land Development Ordinance of 1991. This action extends by ninety (90) days the time allowed to record the Final Plan. Therefore, the final plans approved or conditionally approved at this meeting must be recorded within one-hundred and eighty (180) days of today's date. Applicants should reference the full text of the final approval letter for any conditions placed upon this action.

5. Requests for Review of Subdivision and/or Land Development Applications:
- a. **#66-37-1**, Earl Bard & Peggy L. Mowrer, East Donegal Township, *(Recommended for Conditional Approval)*
 - b. **#70-141-2**, Hilsher/Raffensperger, Mount Joy Township *(Recommended for Postponement)*
 - c. **#73-423-1**, Walter C. & Velma J. Martin, East Earl Township, *(Recommended for Conditional Approval)*
 - d. **#75-106-2**, Dale L. & Cleat L. Balmer (*Shelly Tract*), Rapho Township, *(Recommended for Conditional Approval)*
 - e. **#76-38-1A**, Houston Run Corporate Center – Phase I, Salisbury Township, *(Recommended for Conditional Approval)*
 - f. **#77-261-4**, Hoover Tract, Mount Joy Township, *(Recommended for Conditional Approval)*
 - g. **#78-178-1**, St. Peter’s Evangelical Lutheran Church, Manheim Township, *(Recommended for Conditional Approval)*
 - h. **#78-277-2**, Leola Commons Shopping Center, Upper Leacock Township, *(Recommended for Conditional Approval)*
 - i. **#81-256-1A**, Donald R. Groff, Warwick Township, *(Recommended for Unconditional Approval)*
 - j. **#84-47C**, Terry M. Harnish, Strasburg Borough, *(Recommended for Conditional Approval)*
 - k. **#86-182-1E**, Emmanuel S. Zook – Osceola Mill Road, Leacock Township, *(Recommended for Conditional Approval)*
 - l. **#87-366-2**, Locker Room Mini Storage, East Cocalico Township, *(Recommended for Conditional Approval)*
 - m. **#94-142-1**, Penske Truck Leasing, East Lampeter Township, *(Recommended for Conditional Approval)*
 - n. **#94-95-1**, Strasburg Volunteer Fire Department, Strasburg Borough, *(Recommended for Conditional Approval)*
 - o. **#02-11A**, M & R Auto Sales, Lancaster City, *(Recommended for Conditional Approval)*
 - p. **#02-101-1**, Dr. Sharon L. Grissinger, Mount Joy Township, *(Recommended for Conditional Approval)*
 - q. **#03-49A**, Harold Findley, Providence Township, *(Recommended for Conditional Approval)*
 - r. **#04-45**, Kent Gray, Ephrata Township, *(Recommended for Unconditional Approval)*
 - s. **#04-47**, Keller/College Subdivision, Elizabethtown Borough, *(Recommended for Unconditional Approval)*
6. Requests for Planning Modules Review for Land Development:
- a. **Stoltzfus, Stephen R.** , Colerain Township, *(Report Adopted as Drafted)*
 - b. **#77-261-4**, Hoover Tract, Mount Joy Township, *(Report Adopted as Drafted)*

- c. **#91-186-1**, Cameron's Knoll, Fulton Township, (***Report Adopted as Drafted***)

7. Requests for Community Planning Reviews:

- a. **#9-23**, West Cocalico Township, Proposed Subdivision & Land Development Ordinance.
- b. **#20-59**, East Earl Township, Proposed amendments to the Zoning Ordinance.
- c. **Combined Report:**
 - #22-19**, East Petersburg Borough, Proposed Phase II of the Regional Sewage Facilities Plan for Lancaster Area Sewer Authority.
 - #29-174**, East Hempfield Township, Proposed Phase II of the Regional Sewage Facilities Plan for Lancaster Area Sewer Authority.
 - #30-118**, West Hempfield Township, Proposed Phase II of the Regional Sewage Facilities Plan for Lancaster Area Sewer Authority.
 - #34-41**, Lancaster Township, Proposed Phase II of the Regional Sewage Facilities Plan for Lancaster Area Sewer Authority.
 - #39-185**, Manheim Township, Proposed Phase II of the Regional Sewage Facilities Plan for Lancaster Area Sewer Authority.
 - #41-106**, Manor Township, Proposed Phase II of the Regional Sewage Facilities Plan for Lancaster Area Sewer Authority.
 - #47-16**, Mountville Borough, Proposed Phase II of the Regional Sewage Facilities Plan for Lancaster Area Sewer Authority.
- d. **#39-186**, Manheim Township, Proposed rezoning of 3209 acres situated on the Northwest corner of Old Harrisburg Pike and Norfolk Southern Railway from I-1 Industrial to B-4 Business.

- C. Items lifted from the Consent Agenda for discussion and further consideration by the Commission:

VI. Old Business: None.

VII. New Business: Gwen Newell, Community Planner, respectfully addressed the Commission regarding LCPC File #: **89-23C**, John F. Stoltzfus, Bart Township, 30-day Extension of Time.

Mr. Granger made a motion to approve the extension of time. The motion was seconded by Ms. Brady. The motion carried.

- VIII. Public Participation: The Commission commended LASA (*Lancaster Area Sewer Authority*) indicating that it was worthwhile and enjoyable project.

The Commission acknowledged Scott Standish, LCPC, Director for Heritage Planning, for an article on *Tourism*, page 20, in the most recent APA Planning Magazine.

- IX. Adjournment: Mr. Douts made a motion to adjourn the meeting. The motion was seconded by Ms. Brady. The motion carried. The meeting was adjourned at 4:06 p.m.

NOTE: The next scheduled meeting of the Lancaster County Planning Commission will be on Monday, 14 June 2004.